



'Lingmel' Chester Road | Northwich | CW8 4AL

EDWARD
mellor



Features

- Beautifully presented 3 bed semi detached
- Ready to move into
- Upgraded fitted kitchen
- Lounge, dining room and conservatory
- Garage and space for 2 cars

Beautifully presented and ready to move into, this attractive semi-detached home enjoys a secluded setting while remaining exceptionally convenient for the town centre, well-regarded schools and railway stations. With gas central heating having serviced combi boiler and PVCu double glazing, comprising entrance

hall, lounge with working fire, dining room, conservatory, upgraded fitted kitchen, utility room, W.C. and useful store room. To the first floor is a fitted master bedroom, two further bedrooms and a modern shower room. Ladders lead to a boarded loft. Externally the property sits within an impressive mature plot offering a garage,

designated parking for two cars and delightful secluded rear gardens, providing an excellent degree of privacy. An ideal family home combining tasteful presentation, practical living space and a highly convenient yet tucked-away location.



The house enjoys a superb private position on the Northwich/Hartford border. Town centre is one mile away and has a range of shops and national retailers, Waitrose supermarket beside a pretty marina, bars, restaurants, multiplex cinema and leisure centre. Hartford village centre is just 0.7 miles and provides a parade of local shops, coffee house and two restaurants. The area is well placed for commuters, with Greenbank railway station on the Manchester to Chester line only a two-minute walk away, while Hartford railway station on the West Coast Main Line, Crewe, Liverpool and London, is approximately 1.1 miles away. Well situated for highly regarded schools for all age groups, including Hartford High and St Nicholas High, both within 0.5 mile. Open spaces include Verdin Park 1 mile and Hunts Lock 1 mile, giving access to miles of riverside walks and surrounding countryside. Further attractions include Marbury Country Park (2.7 miles) and Anderton Nature Reserve with the historic Boat Lift (2.4 miles).

SERVICES : Mains, Water, Gas, Electricity and Drainage. **NOTE:** None of the fittings or services have been tested. Buyers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band C. Energy Efficiency Rating - Band D. **TENURE:** We are informed that the property is Freehold

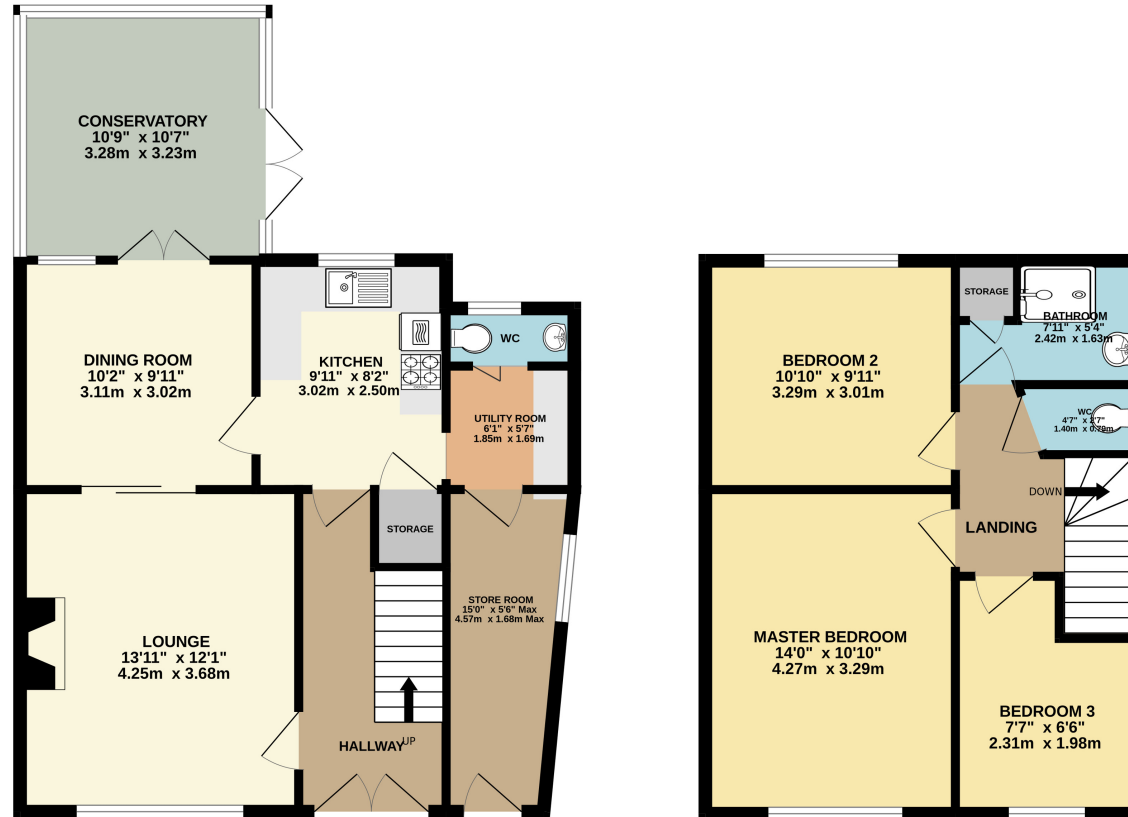


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



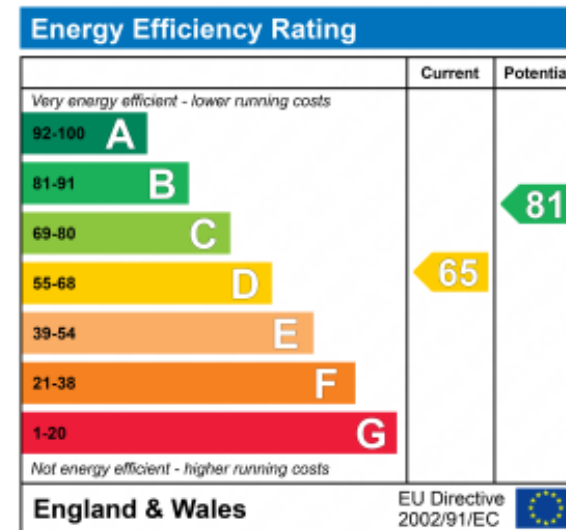
TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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